

## Switzerland County 2007 Trending

### Overview

Switzerland County is a small rural farming community. There is little industry and the commercial properties are concentrated in the town of Vevay.

Each ratio study is contained on a worksheet in the enclosed Excel spreadsheet. The tabs are self explanatory. The tab marked "Summary" lists the results of the study on a Township basis. There are separate tabs for each of the 7 property classes to be reviewed – residential vacant, residential improved, commercial vacant, commercial improved, industrial vacant, industrial improved and agriculture. All spreadsheets contain the thirteen entries required by 50 IAC 14-5-3 as well as the Median, COD and PRD.

In order to have enough sales for a meaningful and reflective analysis, 2004 sales were included in the ratio study. A 2.00% per year (applied by month) time adjustment was applied to the 2004 residential sales.

### Residential Improved and Vacant Analysis

Due to the limited number of residential vacant sales in three of the townships, Cotton, Craig and Pleasant were combined for the ratio study. These three Townships are very comparable and were assessed accordingly. The 2006 sales disclosure file lists 61 residential sales with consideration (valid and invalid). 29 of these sales are in neighborhood code 5060100. Twenty four of the 29 sales were tax sales making them unusable. The tax sale is specifically differentiated from either a Sheriff sale or a foreclosure in that the sale price is based solely on a metric that cannot be correlated to a real property market. Thus, areas that have an abundance of tax sale activity should not be re-stratified as a separate neighborhood that would mistakenly give rise to the suggestion that such activity would constitute a valid market delineation. Therefore the ratio study used 20 sales out of 37 usable sales resulting in a majority of the usable sales with consideration being included in the study.

All of the townships had enough residential improved sales to be evaluated on an individual basis. The 2006 sales disclosure file has 179 sales with consideration (valid and invalid) of which 97 were used. Thus, a majority of the usable sales with consideration were included in the study.

The ratio study for the residential improved and vacant sales shows that all Townships meet the State requirements for the Median, COD and PRD.

## Commercial Improved and Vacant Analysis

There were no commercial vacant sales. An analysis of the commercial land was completed and in all cases was equal to or greater than a corresponding residential neighborhood.

There were only 8 useable commercial improved sales in 2004, 2005 and 2006. As indicated by the rule “If assessing officials determine that there are insufficient sales of commercial or industrial property in a township or county to determine an annual adjustment factor, the county shall use one (1) or more of the following too derive annual adjustment factors or modify the values of commercial and industrial property . . .” Since there were only 8 sales, Marshall and Swift cost analysis was used. Using the Comparative Cost Multipliers in the Indianapolis area along with the 3 building classes most predominate in the county from Marshall & Swift, a cost factor of 1.044 was calculated. This factor was the increase from January 1, 2005 to January 1, 2006. The factor was then applied to all of the building type improvements in the county. An additional year of depreciation was applied to these buildings. The total previous building values were then compared to an updated building value based on the Marshall and Swift factor resulting in the annual adjustment factor of 1.010.

This factor was then applied to the 8 useable commercial sales. With the factor applied, the eight sales meet the State requirements for the Median, COD and PRD.

## Industrial Improved and Vacant Analysis

There are only two industrial vacant parcels in the County. There were no industrial vacant sales. An analysis of the industrial land was completed and in all cases was equal to or greater than a corresponding residential neighborhood.

There are only thirteen industrial improved parcels in the County. There were no industrial improved sales. As indicated by the rule “If assessing officials determine that there are insufficient sales of commercial or industrial property in a township or county to determine an annual adjustment factor, the county shall use one (1) or more of the following too derive annual adjustment factors or modify the values of commercial and industrial property . . .” Since there were no sales, Marshall and Swift cost analysis was used. Using the Comparative Cost Multipliers and the Indianapolis area along with the 3 building classes most predominate in the county from Marshall & Swift, a cost factor of 1.044 was calculated. This factor was the increase from January 1, 2005 to January 1, 2006. The factor was then applied to all of the building type improvements in the county. An additional year of depreciation was applied to these buildings. The total previous building values were then compared to an updated building value based on the Marshall and Swift factor resulting in the annual adjustment factor of 1.013. An annual adjustment factor of 1.01 will be applied to all the improvements of industrial properties.

## Agricultural Vacant Ground Analysis

### Assessment to Assessment Study

Thirty agricultural parcels were randomly selected from various Townships within the County. These parcels were sorted by soil type and soil productivity ID. The productivity factor of each entry was then multiplied by \$1,140 (Agriculture ground base rate set by State) and then multiplied by the entry acreage. This amount was then divided by the acreage amount to produce a per acre price.

This assessment to assessment analysis shows that entries with the same soil type and soil productivity are priced at the same per acre rate.

A handwritten signature in black ink, appearing to read "Jim Davis". The signature is fluid and cursive, with the first name "Jim" and last name "Davis" clearly distinguishable.

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